



Staff Report PC17-045-DP

Whitestown Business Park Building 3 – Development Plan

Docket PC17-045-DP Whitestown Business

Park Bldg 3- The petitioner is requesting approval of a Development Plan to be known as Whitestown Business Park, Building 3. The subject property is currently zoned I-1 Light Industrial and is approximately 51.41 acres. This property is located on the west side of SR 267, across from Perry Industrial Park. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering.

Site Location

- The subject property was rezoned I1 by Boone County Area Plan Commission.



Area History

- Traffic Study and INDOT driveway permits issued and a revised Traffic Engineering Report was received in January 2015. INDOT permitted the three driveways to function as follows:
 - North driveway- Full function (no signal)
 - Middle driveway- right-in/right-out only
 - South driveway- full functioning. INDOT states that a signal is not warranted at this time for this intersection.
- Plan Commission approved Secondary Plat PC16-028-PP in October 2016
- Plan Commission saw PC16-035-DP of this same property in January 2017

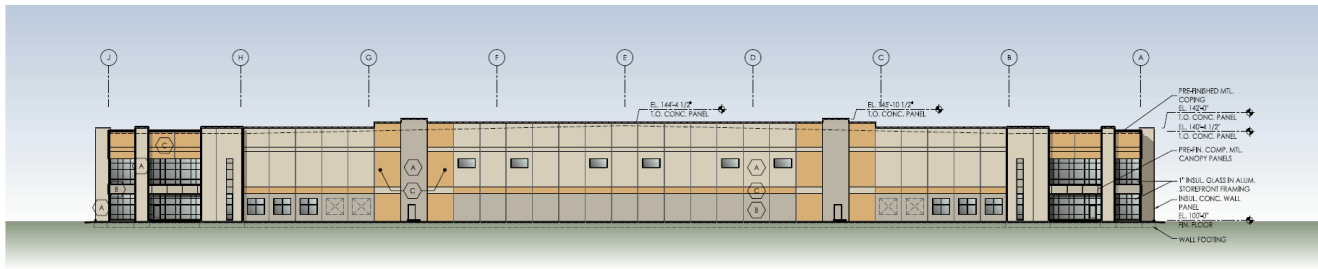
Proposed Development

Exeter is an approximately 635,000 square foot warehouse facility located northwest of intersection SR 267 and Perry Boulevard. The building is proposed for Block 1 within the Whitestown Business Center per the approved plat.

The site would have two access points off SR 267 as well as two access points off of Perry Blvd.

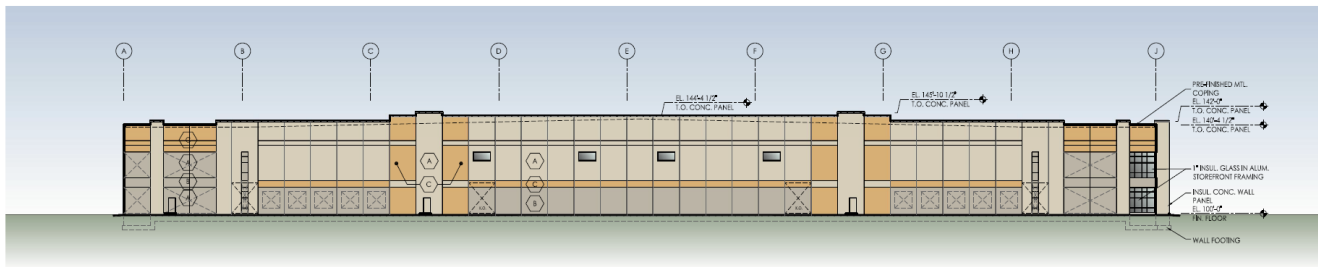
Currently 178 trailer parking spaces are proposed and 244 car parking spaces. The project would also allow for a future expansion of approximately 367,000 square feet.

Below is an elevation drawing for Building 3; 635,000SF:

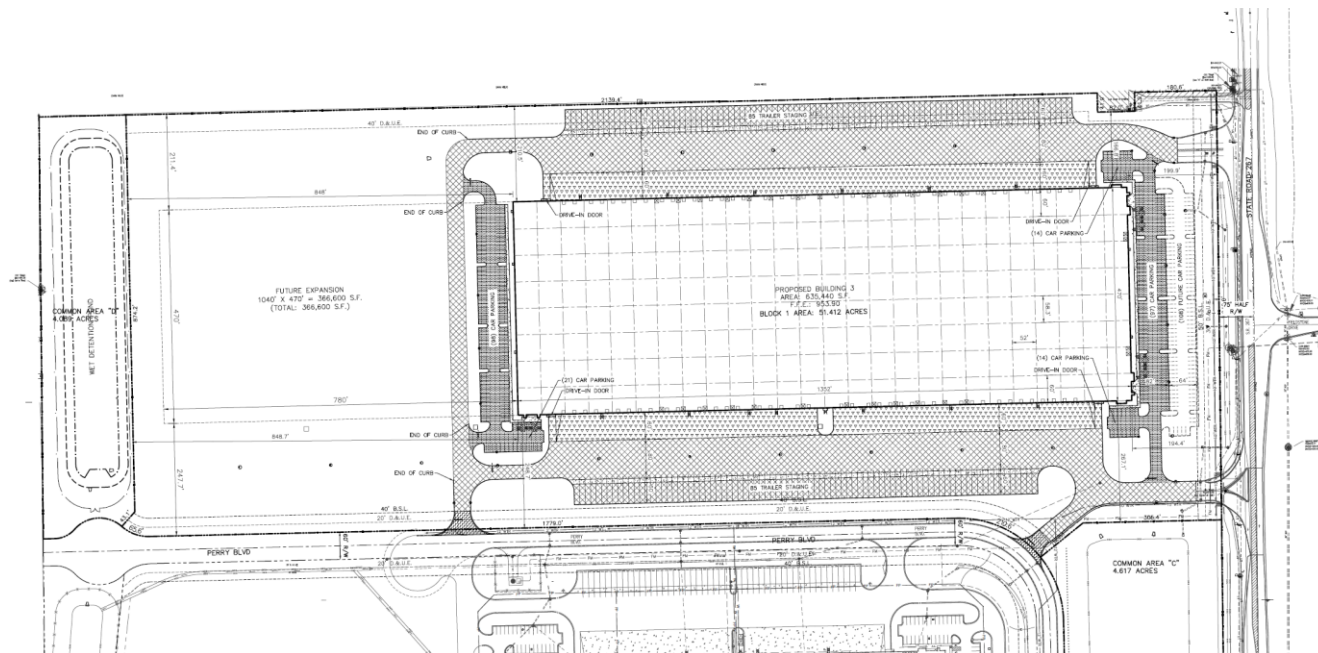


EAST ELEVATION

1" = 30'-0" (24x36)
10' 20' 30'



WEST ELEVATION



Compliance

The proposed project is designated and zoned to be I-1 Light Industry. This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval. TAC has reviewed this development plan and is in compliance of the Whitestown UDO. There are some outstanding TAC comments that should not affect the approval.

Staff Recommendation

Staff recommends that the WPC approve the Development Plan known as Whitestown Business Park, Building 3.